

**Gary/New Duluth Small Area Plan
Plan Committee Meeting
October 21, 2013 - 6:00 p.m.
Lake Superior College-Emergency Response Training Center**

Participants

Chuck Froseth, City of Duluth Planning
John Kelley, City of Duluth Planning
Mark Boben, Resident
Tom Borich, Resident
Frank Bucar, Resident
Paula Castleman, Lake Superior College
Robert Herling, MIC Representative
Dan Hinnenkamp, Resident
Curt Hoffman, Veit Representative
Dave Sarvela, ME Global
Mary White, Resident

1. Welcome and Introductions

Kelley welcomed everyone and introductions were made by all attendees. Kelley asked for comment and/or revisions to the August meeting summary. Kelley asked Robert Herling for an update on the Grand Avenue/State Highway 23 corridor plan. Kelley discussed the upcoming public meeting and that a press release will be put out, and a flyer will be developed and distributed.

2. Discussion on commercial development opportunities

Kelley asked for additional comment on commercial opportunities in the study area. Committee members discussed additional business opportunities and the need for a hotel in the area for recreationalists and the Fire Training facility. A question was asked regarding the inventory of available lands for commercial development. Kelley stated that some land has been identified through the brownfield inventory and that he would take a look at the areas zoned commercially for available land. Froseth asked committee members whether the area zoned for commercial use along Commonwealth Avenue should be reduced in size. Committee members discussed the uses permitted within the areas zoned for commercial uses or Mixed Use Neighborhood (MU-N). The committee also discussed the need for commercial zoning on along Becks Road in the northwest portion of the study area. Consensus of the committee members was to leave the Commonwealth Avenue zoning of MU-N in place. Kelley discussed the Vintage Acres Manufactured Housing Community and stated that a portion of the site was zoned Mixed Use Business (MU-B). Kelley stated that the zoning of MU-B would need to be changed to Urban-Residential (R-2).

Mark Boben gave an update on the GND Community Center and Recreation Area. Boben stated that things are progressing well and he has met with several people regarding site layout, amenities, and recreational programming.

3. SAP Meeting Schedule

Committee members suggested November 4th for the next meeting.

Being no further business, the meeting was adjourned with thanks to all for their participation. Notice of future meetings will be provided.